

EXHIBIT 1

Landlord: BMA Springhurst LLC
Tenant: Vitamin Shoppe Industries LLC
Premises: Springhurst Towne Center, 4000 Towne Center Drive, Louisville, KY 40241 (Store No. 590)
Lease Expiration: 7/31/2027
Lease Rejection Date: 5/1/2025
Petition Date: 11/3/2024

Lease Rejection Damages - One year rent

Period	Monthly Base Rent	Fixed CAM	Insurance	RE Taxes	Total Monthly Rent	# of months remaining	Total Annual Rent
5/1/25-4/30/26	\$ 7,340.67	\$ 504.06	\$ 35.76	\$ 603.11	\$ 8,483.60	12	\$ 101,803.17
					\$ 16,967.20		\$ 101,803.17

Lease Rejection Damages - 15% of remaining term

Period	Monthly Base Rent	Fixed CAM	Insurance	RE Taxes	Total Monthly Rent	# of months remaining	Total
5/1/25-7/31/27	\$ 7,340.67	\$ 504.06	\$ 35.76	\$ 603.11	\$ 8,483.60	27	\$ 229,057.14
					15% Cap	x .15	\$ 34,358.57

TOTAL UNPAID RENT & OTHER CHARGES DUE
Prepetition arrearages \$ 3,304.94
Estimate for Fixture and Sign Removal \$0.00
TOTAL REJECTION DAMAGES - One year rent \$ 101,803.17
TOTAL PREPETITION CLAIM \$ 105,108.11

TOTAL UNPAID ADMIN RENT & OTHER CHARGES DUE
May Rent - 1 Day \$273.03
TOTAL ADMINISTRATIVE CLAIM \$273.03

NOTES:
Current outstanding AR is May and June rent for a total of \$16,928.04.
Below is a breakdown of the lease charges due through the end of the lease term. The Fixed CAM is inclusive of increases per the lease.

5/1/2025-7/31/2027	
Base Rent	198,198.09
Fixed CAM	13,609.56
INS	965.52
TAX	16,283.97
Total	229,057.14

Estimate for fixture and sign removal: \$3,304.94.

Total charges and removal: \$232,362.08